



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910
Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type A and B Application Form (1-2a)

Please check the applicable application type (note that separate completed forms are required for each request):

- Administrative Determination
- Administrative Relief
- Billboard Credit
- Code Interpretation
- Combination of Contiguous Parcels by Boundary Line Adjustment
- Determination of Non-conforming Use
- Merger by Contiguity
- Voluntary Merger
- Zoning Compliance
- Other: _____

This application form shall be accompanied by all required support materials.

NOTE: The following applications are processed without the use of this application form. Each of the following requires use of a separate request-specific application form:

- BESQCP
- Driveway Permit
- Home Occupation
- Group Home, Adult Care, & Child Care Permit
- Residential Site Plan
- Sign Permit
- Temporary Mobile Home
- Temporary Use, Minor

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 13185 RAVINE Dr W Colorado Springs CO 80908	
Tax ID/Parcel Numbers(s) 5208232036	Parcel Size(s) in Acres: 1.05 ACRES
Existing Land Use/Development: VACANT RESIDENTIAL LOT	Zoning District: Select zoning district RR-5
Legal Description (can be provided as an attachment): LOTS 25, 26, 27 BLOCK 31 BRENTWOOD COUNTY CLUB & CABIN SITE TRACT NUMBER 1 EL PASO COUNTY	

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization): GARY D GARRETT	
Mailing Address: 13185 RAVINE Dr W, Colo Spring CO 80908	
Daytime Telephone: 719-684-5547	Fax:
Email or Alternative Contact Information: GGARRETT00@MSN.COM	

Description of the request: (attach additional sheets if necessary):

<p>Merger by CONTIGUITY OF LOTS 25, 26, 27 To comply WITH RR-5 ZONE DISTRICT</p>
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For Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

**MERGER BY CONTIGUITY
OF PROPERTIES SITUATED
WITHIN UNINCORPORATED EL PASO COUNTY**

By this document, it is hereby acknowledged that the properties listed below are merged together pursuant to Section 35.2 K., Nonconforming Lot or Parcel and Merger by Contiguity, of the El Paso County Land Development Code.

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12-19-00: PLEASE NOTE: **(PLEASE TYPE)**
THIS MERGER FORM WILL NOT BE PROCESSED UNLESS IT IS TYPED.
The property owner(s) formalizing the merger by contiguity are:
GARY D. GARRELTS

Location of merged property:
13185 RAVINE DRIVE WEST, COLORADO SPRINGS, CO, 80908
Current Tax Schedule number(s): 5208232036

Legal Description: LOTS 25, 26, 27, BLOCK 31, BRENTWOOD COUNTRY CLUB & CABIN
SITES, TRACT NUMBER 1, EL PASO COUNTY, COLORADO

The properties described above have merged together pursuant to Section 35.2 K. of the El Paso County Land Development Code and are considered as one (1) parcel for purposes of zoning administration as the properties do not contain the required minimum lot area as specified within the RR-5 zoning district which is applicable to this property.

No portion of this merged property shall be sold or conveyed away individually or separately unless said portion and/or remaining portion:

- 1) Is brought into compliance with the zoning on the property, or
- 2) Is otherwise approved by El Paso County in accordance with applicable regulations.

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Property Owner(s) signature:
X Gary D Garrelts

Date: 9/29/2020
Date: _____

NOTE: Merger does not relieve the property of compliance with regulations or criteria of other agencies or departments or of other applicable sections of the Land Development Code, except as otherwise expressly provided for in subsection K.

Merger does not eliminate lot lines or any easements associated with the property.
Merger does not guarantee that the affected parcel will be considered as a "buildable parcel."

SUBMITTED IN CONFORMANCE WITH SECTION 35.2 K.
OF THE EL PASO COUNTY LAND DEVELOPMENT CODE

Date

Director, El Paso County Planning Department

Exhibit A: Merger Map